MEDICAL CAMPUS
DESIGN GUIDELINES

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DESIGN GUIDELINES

The purpose of the Design Guidelines is to establish a consistent and coherent direction for the many separate elements of both the hospital campus-built environment and future development within the boundaries of Areas 5,6 and 7 ("Medical Area") of the Southeast Downtown Redevelopment Area. The Guidelines represent a conceptual approach for integration site planning with landscape, architect, streets, outdoor spaces, signage, lighting and parking areas into a consistent design vocabulary, under the master plan.

A baseline for these Design Guidelines is the Southeast Downtown Redevelopment Plan (See Figure 1) which provides the basic framework of land uses in Areas 5, 6, and 7 ("Medical Area") of the Redevelopment Area.

The effective use of these Design Guidelines requires developers and architects to thoroughly understand the design objectives of the Downtown Urban Design Architectural Guidelines. The standards will be important to review early in the design process so that designs are produced that are acceptable and appropriate, and that promote the master plan theme for the area.

These Design Guidelines do not supersede or eliminate existing codes, ordinances, guidelines or other regulations of the City of Scottsdale. If there is conflict between these Guidelines and City guidelines, ordinances or codes, the City's codes, ordinances, and guidelines will apply. Conformance with these Design Guidelines should not be construed as automatic approval of a development project by the City of Scottsdale.

OVERALL DESIGN CONCEPTS

The major design concepts are engaged in the Design Guidelines to emphasize a certain environment or design creation to further enhance the Redevelopment Area. The major concepts are shown on Figure 2 and described below.

Concept 1: Create a Setting for Scottsdale Memorial Hospital-Osborn

In order to create an appropriate setting for SMH-Osborn as the high intensity core of the medical campus, the hospital should remain the tallest building in the medical area of the Southeast Downtown Redevelopment Area. Setbacks and view corridors should be preserved to feature the hospital, and no new buildings should be constructed to block the view to the hospital.

The block bounded by Osborn Road, Brown Avenue, Fourth Street and Civic Center Boulevard should be developed with this view feature in mind, paying particular attention to the major corners at Civic Center/Osborn, Civic Center/Fourth Street and Osborn/Brown. Landscaping and signage should be utilized to enhance the view corridors relative to this design concept. Signage should be utilized to enhance the hospital's visibility to those traveling the east couplet (Civic Center Boulevard).

Concept 2: Create a Pedestrian Environment Along Wells Fargo and 5th Street Corridors.

As the heart of the hospital campus, both Wells Fargo and Fourth Street offer major opportunities to create a pedestrian friendly environment, and vehicular traffic should play a more minor roll. Through traffic, that traffic whose destination is not medical related, should be discouraged from these two streets. Opening Brown Avenue to allow vehicular traffic through to Second Street is necessary to route non-medical traffic away from Wells Fargo and Fourth Street. Significant pedestrian friendly environments should be provided along Brown Avenue with a connecting link to Scottsdale Road. Both Brown Avenue and Wells Fargo provide good links to Old Town. The pedestrian link should be picked up and extended south of Osborn along the east couplet and along Wells Fargo.

Vehicular access to the city blocks north of Fourth Street should be directed primarily from streets other than either Wells Fargo or Fourth Street. This will further reduce unnecessary vehicular traffic from the two streets. Although vehicular traffic may no be eliminated from Wells Fargo and Fourth Street entirely, the streets should be redesigned to discourage through traffic, enhance the pedestrian environment, encourage new development adjacent to the streets, and recognize the area as the core of the hospital campus. Vehicular access to Scottsdale Road along the Fourth Street alignment may also be desirable.

The intersection of Fourth Street and Wells Fargo is the heart of the medical campus, thus it will be a design challenge to create a safe and attractive environment for

pedestrians who will have to share space with vehicular traffic. The importance of this prime focus should be appropriately reflected in its treatment as a plaza with complementary landscaping and other humanizing elements.

Although Brown Avenue may not receive the same level of pedestrian-oriented design because it needs to serve vehicular traffic at different level, Brown Avenue should nevertheless be designed to be more pedestrian friendly. Safe pedestrian movement between the sites east and west of Brown Avenue should become an important design element, as they should be north and south of Osborn Road.

Concept 3: Create a Continuous Image along Main Circulation Routes

Scottsdale Road, Osborn Road, Civic Center Boulevard (east couplet) and Second Street provide the major circulation routes around the medical area of the Southeast Downtown Redevelopment Area. Although a major circulation route, Second Street should be designed with a different continuos image in mind, because Second Street should not be treated as an absolute boundary between downtown and the medial campus, but as an opportunity to unite the medical area to Old Town.

It is important that the major Streets be uniformly landscaped to create a good impression as well as provide for a continuous design standard. The City standard for these streets should be utilized.

AESTHETIC ZONES

It is important to establish general architectural themes for the Redevelopment Area that support the best of the existing but provide standards for future development. Setting aesthetic design standards for buildings is a challenge-on one hand, they must be specific enough to provide direction and architectural continuity. They must also, however, be flexible enough to leave room for creativity and technological progression.

The Redevelopment Area is subdivided into four broad architectural aesthetic zones. Generally, these Guidelines encourage traditional and southwestern architecture of high quality. Other architectural styles may be considered, however, two styles will not be considered- colonial and territorial.

The four architectural aesthetic zones are shown on Figure 3 as follows.

1. Zone 1: Scottsdale Memorial Hospital-Osborn Area
2. Zone 2: General Redevelopment Area
3. Zone 3: Scottsdale Road Area
4. Zone 4: Osborn Road Redevelopment Area

Zone 1: Scottsdale Memorial Hospital-Osborn Area

The major design objective in this zone is to encourage architectural compatibility with the hospital-the most significant structure in the area. Other buildings or additions in this area should complement and not compete with the hospital.

The primary building color and material is off-white, light gray, or ivory stucco, plaster and precast concrete panels. New construction should improve upon this general theme of materials and colors.

Structured parking, if any in this area, should be constructed with compatible and complementary materials and colors. The facades should be composed of these same materials, particularly on the ground and lower levels of the structure.

Zone 2: General Redevelopment Area

The goal in Zone 2 is to encourage high quality buildings with interesting, user-friendly, and humanistic architecture. In this area the dominant wall material should be a sand textured plaster or stucco, although block may be appropriate as well.

The anticipated range of wall colors includes more warmth than that existing in the hospital area (zone 1). Deeper and warmer tones are preferred over off-white and ivory and include beiges, tans, and brown tones. More color for accents and contrasts are encouraged. Mirror glass is not allowed.

Zone 3: Scottsdale Road Area

The goal in Zone 3 is to encourage buildings appearing in deeper subdued earth tones ranging primarily through the brown, reddish, a darker beige tones. It is suggested that all new buildings in this area be constructed in masonry, brick or block, and that the colors of existing buildings in downtown Scottsdale be used as the palette. Good examples may include the Scottsdale Medical center, Financial Center, and the Marriot Hotel. Some mixture or accents of stucco or plaster may be appropriate to tie into the structures in zones 1 and 2.

All facades of structures in this area should be considered important due to the limited depth of the lots. The buildings will be viewed from both Scottsdale Road and Brown Avenue. Mirror glass should not be used.

Zone 4: Osborn Road Redevelopment Area

Zone 4 could best be described as transition aesthetics. Complication an architectural standard is the existence of several relatively new office and retail structures with a variety of architecture, colors, and materials. Citibank, Chevron and Denny's restaurant are all in Zone 4. Additionally, the most prominent structure in the area is the Scottsdale medical Pavilion, a medical office building on Osborn Road with precast concrete panels. Unusual and unique architecture best describes this medical building.

Several existing buildings on this area have a color palette in the darker tones, including dark gray and deeper beiges. Buildings and structures in the future should include masonry materials or brick or block, although precast concrete or stucco may be appropriate in specific situations. New development must be compatible with the best of surrounding development to set a higher standard. Refurbishment of existing structures may offer the best opportunity to establish a higher standard of compatibility. The colors should remain in the deeper tones of gray, beiges, or brown. The use of color for accents is appropriate, but mirrored glass is inappropriate.

COMMON DESIGN STANDARDS

Specific design standards are recommended for the following areas:

1. Architecture;
2. Landscape;
3. Signage;
4. Lighting;
5. Streetscape and Hardscape Materials; and
6. Parking and Service Areas.

ARCHITECTURE

All new construction will be sympathetic with the existing structures that will remain while aspiring to the new envisioned character. In addition to those design principles relevant to the Downtown Medical Area include the following.

1. Character
   - The new character will suggest a revitalized appearance to the total Redevelopment Area.
   - This appearance will be one of sophistication, clarity, and simple building forms.
   - A timeless character will be achieved with very straightforward shapes and crisp, clean lines.
   - A progressive look will suggest the quality of service offered and the state-of-the-art technologies used in treatment.
   - An expression of character relative to the interior functions is encouraged, recognizing that constant interior changes are inherent in the medical environment.
   - The character will achieve a pedestrian-friendly and humane quality. A warmer, non-institutional environment should be an objective.
   - Mirror glass will be avoided.
   - Large wood surface areas on building facades will be avoided.

2. Form
   - The overall massing of new structures will be primarily two to four stories in height with a strong horizontity to their composition.
   - A few buildings may approach the maximum 65 feet on larger sites. If hotels, a maximum 72 feet is allowable.
   - Higher structures will add vertical relief to the otherwise pedestrian-scaled lower structures. Conformance with city tall wall regulations is required.
   - Window openings are to avoid horizontal bands of glazing and require openings that may range from full-height glazing at the base of structures that open exterior courtyards, to small “porthole” units that admit natural lighting in minimal quantities where desirable. Glazing flush with adjacent surfaces is to be avoided and recessed window openings are to be encouraged. The glass type preferred is clear to encourage a transparency and enhance an indoor/outdoor relationship.

3. Colors and Textures
   - Color selections should relate to the discussion on aesthetic zones in the Design Guidelines.
   - Accent colors should be used selectively and bright colors generally avoided.
   - The use of texture should relate to the building design.

4. Building Configurations
   - The siting of new structures is discussed in other sections of the Design Guidelines.

- Entrances should be clearly defined and inviting to convey convenience and warmth.

5. Parking Structures
   - Building facades on parking garages should be of the same material, color, and texture of adjacent buildings.
   - Flat floors are preferred.
   - Parking garage walls should screen the view of automobiles parked in the structure.
   - Parking structures greater than five floors are strongly discouraged.
   - Parking structures, where appropriate, should be enhance by including office or retail space on the ground level frontage.
   - Parking lot attendant buildings should be compatible with adjacent buildings.

LANDSCAPE

The purpose of these guidelines is to establish a landscape theme that creates a campus flavor and unifies individual sites on the campus. Specified guidelines are given for the individual development areas within the site (see Figure 4). Special attention is also given to the various levels of entrances into the campus and each individual parcel creating a sense of hierarchy among roadway and entrance gateway landscape.

The campus has several distinctive landscape character areas which need unique attention, while still allowing for continuity and uniformity throughout the campus. The uniqueness of projects can be preserved, and unity achieved, through the use of consistent landscape materials throughout all of the campus. The master landscape material list is the plant palette for these solutions (see Figure 5).

The landscape character of the campus should include several distinctive areas, ranging from lush interior spaces to pedestrian friendly campus streetscapes to desert materials in the streetscape of the perimeter. Entry landscape statements are recommended according to a hierarchy of importance and streetscape is recommended to be compatible but different enough to be interesting.

Entry statements to the campus should provide a sense of “gateway” through the use of theme trees, date palms, canopy trees, colorful shrubs and ground covers, in conjunction with the campus signage. Entry statements should stand apart from the overall streetscape design and combine with signage to make a unique statement.

Building entries should be designed to identify and emphasize important individual entrances while maintaining the basic flavor of the master plan. Building entry statements should also stand apart from the adjacent streetscape design to make a unique statement.

Perimeter and interior street landscape is designed to emphasize a certain street or character projected from a street. Interior streets emphasize a more pedestrian orientation.

The following categories of landscape design correspond to Figure 4 (Landscape Concept Plan).

FIGURE 5

PLANT MATERIALS LIST

TREES

Acacia abyssinia, Abyssinian Acacia
Acacia saligna, Willow Acacia
Acacia smallii, Sweet Acacia
Acacia stenophylla, Shoestring Acacia
Cercidium (Palo Brea, Blue Palo Verde, Foothill Palo Verde)
Dalbergia sissoo, Arizona Ash
Olea europaea "Swan Hill", Fruitless Olive
Phoenix deactylifera, Date Palm
Phoenix roebelenii, Pigmy Date Palm
Pithecellobium flexicaule, Texas Ebony
Prosopis chilensis, Chilean Mesquite
Quercus virginina, Live Oak
Washingtonia Robusta, Mexican Fan Palm

SHRUBS

Bougainvillea species, Shrub Bougainvillea
Caesalpinia species, Bird of Paradise
Caesalpinia mexicana, Mexican bird of Paradise
Calliandra eriophyllia, Fairy Duster
Carrisa grandiflora, "prosrata," Natal Plum
Cassia species, Cassia
Dalea species, Dalea
Justicia spicigera, Justicia
Leucophyllum species, Texas sage species
Nandina species, *Heavenly Bamboo*
Nerium oleander "petite," Dwarf Oleander
Raphiolepis indica, Indian Hawthorn
Rosmarinus officinalis, Rosemary
Ruellia brittonia, Ruellia
Ruellia peninsularia, Ruellia
Salvia species
Simmondsia chinensis, Jojoba
Xylosma congestum, Xylosma

GROUND COVERS

Annuals (seasonal)
Acacia redolens "Desert Carpet," Trailing acacia
Baccharis centennial, Baccharis
Carrisa grandiflora, "green carpet," Carrisa
Dalea greggii, Indigo bush
Lantana montevidensis, Trailing Lantana
Myoporum paravifolim, Myoporum
Pyracantha coccinea "Lowboy" Pyracantha
Verbena species, Verbena
Vinca major, Vinca
Zephranthes amarylliadaceae, Rain Lilly

ACCENTS

Aloe barbedensis, Aloe Vera
Hesperaloe parviflora Red Yucca

VINES

Bougainvillea species, Bougainvillea
Cissus trifoliata, Arizona Grape Ivy
Ficus pumila, Creeping Fig
Podreana recasoliana, Pink Trumpet Vine
Pyracantha fortuneana "Graberi", Pyracantha

1. **Gateway Entry**

- Gateway entries should be done at a grand scale. There are six (6) gateway entries identified and shown on Figure 4. Each gateway entry should make a landscape statement by using specimen desert trees in a clustered arrangement incorporated with signage. These trees should be specimen multi-trunk Mesquites or Ironwoods of 30" Box or larger. Date Palms may also be used for impact. There should be a simple arrangement of color plants and ground covers. At least twenty-five percent (25%) of the trees used in the entry statement shall be above the minimum size.
- Appropriate

Date Palms, 25-30 Matched	Limited turf
Mesquite, 24'-48" Box min., Multi 11'H, 8'W, 2.5 C	Lush desert environment
Ironwood 24"-48" Box Min., Multi 14"H, 12'W, 3.5 C	Low water use plant material

2. Minor Gateway

- Each minor gateway entry should be similar to the major gateway entry, just at a smaller scale and not as substantial in size. The entries should use multi-trunk Mesquites or Ironwoods in 30" box size with similar shrubs and ground covers. At least twenty-five percent (25%) of the trees used in the entry shall be above the minimum size.
- Appropriate

Mesquite, 24"-36" Box, Multi 11"H, 8'W, 2.5 C	Limited turf
Ironwood, 24"-36" Box, Multi 11"H, 8'W, 2.5 C	Lush desert plant material
Date Palms, 20'-25', matched.	

3. Hospital Entry

- Hospital entrances are very important to the entire plan and, consequently, emphasized in the landscape plan. The hospital entry should have a similar character as the major gateway entries using specimen trees and color. This should be a significant landscape area and assist with the identification of a major hospital entry. The entry at Fourth Street and Wells Fargo should receive significant attention because it lies in the heart of the campus. At least twenty-five percent (25%) of the trees used in the entry shall be above the minimum size.
- Appropriate

Mesquite, 24" Box, min., Multi	Limited turf
11'H, 8'W, 2.5C	Lush desert plant material
Swan Hill Olive, 24' Box Multi 12'H, 10'W, 3.0C	

4. Campus Mall Streetscape

- The campus mall is meant to have lots of pedestrian activity. The landscape should consist of standard shade trees at 30 feet on center along the Fourth Street, Brown Avenue and Wells Fargo Drive frontages. These trees should be mature in size and shape. The street tree should be matched and at least 24-36"box in size.

  The shrubs in this area should be lush and green. The central area of Wells Fargo and Fourth Street should be the "shade" area to provide for the pedestrian.

- Appropriate

Chilean Mesquite	Lush desert environment
24"-36" Box, 30'oc, Matched	Low water use plant material
Multi/Low Breaker	
11'H, 3'W, 2.5 C	Limited turf area

5. Perimeter Streetscape

- The perimeter streetscape area includes all the perimeter streets in the area except the east couplet (Civic Center Boulevard). As far as image or theme, this area should transition form the lushness of the interior streetscape to a more desert palette using plants that are lighter green or gray green in color. In the perimeter streetscape, Sweet Acacias shall be planted on thirty foot (30)' centers.

• Sweet Acacia, Standard	Low water use plant materials
24"-30" Box, 30' oc. matched	materials
9.5'H, 8' Box, W, 2.5 C	Heavily screen parking
Semi-lush environment	

6. Boulevard

- The boulevard landscape should generally tie into the existing streetscape established by the City of Scottsdale, however, the City has not maintained a consistent plan along the East Couplet. This area should be a slightly different landscape palette from the perimeter streetscape in keeping with the Civic Center Boulevard theme, as well as take advantage of the existing mature olive trees in the area. The street tree on the east couplet shall be the Swan Hill Olive planted on thirty-foot (30') centers. Date Palms shall be interspersed on ninety-foot (90') centers so that every third tree on the row will be the Palm.

- Appropriate

Swan Hill Olive,	Semi-lush environment
24"-30" Box, 30' oc, matched	Low water use plant materials
12'H, 10'W, 3'oc	
Multi/low Breaker	Heavily screen parking
Date Palm 25'-30' matched,	
90'oc	

7. Public Plazas

- Plaza area are anticipated in the area (not shown on Figure 4), particularly designed to accommodate the pedestrian. The plazas should be friendly, cool areas that tie into the campus streetscape. They need to be accented with a flowering specimen shade tree or a spreading specimen evergreen shade tree. There should be shaded seating areas with accent plants, color shrubs and ground cover. A water feature may also be appropriate. At least twenty-five percent (25%) of the trees used in the plazas shall be above the minimum size.
- Appropriate

Mesquite	Lush desert environment
Ironwood	Low water use plant materials
Palo Brea	Limited turf area
Blue Palo Verde	

24”-36” box, Multi-trunk minimum

8. Parking Areas

- The parking areas should be planted with the Mesquite or Sweet Acacia tree in the islands with screening shrubs. They shall be planted according to code.
- Appropriate

Mesquite	Lush desert environment
Sweet Acacia	Low water use plant materials

All 24” box, Multi-trunk

9. Building Areas

- Exterior Building Area
  The exterior building areas should be transition areas that tie into the streetscape adjacent to them. Their landscape character should be urban and patio-like, with attractive paving predominating, but with trees to provide shade. Controlled plantings, the use of raised planters, and the careful placement of other streetscape amenities-benches, trash containers, bike racks-will further contribute to the patio-like character. Trees should be limited to a few transition trees, an informal layout of trees, shrubs, and ground cover.
- Appropriate

Mesquite	Limited turf
Live Oak	Lush desert environment
Swan Hill Olive	Low water use plant materials
Texas Ebony	
Acacia species	
Palm species	

All 24” box, Minimum

- Interior Building Area
  The interior building areas should be a lush palette of plants and trees in an informal design, limited to a combination of a few trees and lush shrubs. These areas should be inviting to the pedestrian.
- Appropriate

Mesquite	Limited turf

Live Oak
Swan Hill Olive
Texas Ebony
Acacia species
Palm species
All 24” box, Minimum

Lush desert environment
Low water use plant materials

SIGNAGE

The objective of signage within each development site in the medical area of the Southeast Downtown Redevelopment Area should be to provide information to the user in a concise and uncluttered way. Signage will be allowed for both hospital and non-hospital use.
The following information applies to all signs:

1. General Requirements
   - Refer to Sign Section 2260 of the City of Scottsdale Zoning Ordinance for all permitting, procedural and general requirements, including illumination and landscaping requirements.
2. Construction & Materials
   - Building wall signs should be constructed of individual letters of material appropriate to the building design. The colors of the letters should provide an appropriate contrast to the building.
   - Freestanding architectural, monument signs, directional and directories should generally be composed of the same material as the building or a high quality metal cabinet may be used that emphasized the building design. Cabinet signs where the entire sign background is illuminated are not allowed. The sign background should be solid with copy routed or attached to the surface. The color and material of the letters should provide an appropriate contrast to the sign background.
   - The signs and their mountings should be designed to draw little attention to themselves other than for informational purposes. Detailing should be clean and designed as straightforward as possible.

The following information applies to signage for hospital use:

1. Building Wall Signs
   - Building wall signs should be used on each building entry (e.g., Main Entrance, Emergency Entrance, etc.). The signs should be made of architectural letters applied to the building façade. Signs on the building façade should no be more than 18 inches in height, or contain more than 60 square feet per sign. The maximum height of these signs on building shall be three stores. Building wall signs may be internally lit in conformance with the City Code.

2. Freestanding Architectural Signs
   - An architectural element identifying the Scottsdale Memorial campus shall be allowed at major entry points to the area. Verbiage on these signs shall be limited to the Hospital logo, name and directional information only. The maximum letter height is 2 feet with no more than 60 square feet in sign area. The maximum sign height is 20 feet. The signs may be ground lit or internally lit.

3. Freestanding Entry Monument Signs
    - Freestanding entry monument signs are used to identify and direct visitors and patients to the Hospital main entrance, emergency entrance, outpatient entrance, and ancillary buildings or facilities. Only one sign per entry is allowed and signs may include logos and directional arrows. Freestanding monument signs may be at a maximum height 5 feet above the site grade and of a solid base. The sign should not be more than 10 feet long with a maximum sign area of 30 square feet with a lettering maximum of 12 inches high. These signs may be ground lit or internally lit.
4. Directional Signs
    - Vehicular directional signs should be used to direct vehicles to the appropriate building, parking areas or entrances. These signs contain multiple messages and should include directional arrows. These signs may be freestanding of not more than 3 feet above the site grade, 4 feet long with a maximum sign area of 4 square feet.
5. Freestanding Directories
    - Freestanding directories oriented to pedestrian traffic will be allowed throughout the hospital campus. These may contain location maps and listings of facilities, businesses and services. The maximum height of such a sign is 7 feet with 4 square feet of area allowed for the hospital name and logo and square foot for each entity listed. Special approval may also be required or these signs.

The following types of signage applies to non-hospital use:

1. Building Wall Signs
    - Building wall signs should be used on each building façade adjacent to and visible from the street. The signs should be made of individual architectural letters applied to the building façade. Signs on the building façade should not be more than 18 inches in height, or contain more than 60 square feet per sign. A maximum of two such signs are allowed per building. The maximum sign height on a building shall be three stories. Building wall signs may be internally lit in conformance with the City Code.

2. Freestanding ID Monument Signs
    - Freestanding monument signs may be a maximum height of 5 feet above the site grade and of a solid base. The sign should not be more than 8 feet long with a maximum sign area of 24 square feet with a lettering maximum height of 12 inches. The maximum number of signs per street front is one. They may be ground lit or internally lit in conformance with the City Code.

3. Directional Signs
    - Vehicular directional signs should be used to direct vehicles to the appropriate building, parking areas, or entrances. These signs may contain multiple messages and should include directional arrows. These signs may be

freestanding of not more than 3 feet above the site grade, 4 feet long with a maximum sign area of 4 square feet. They may be ground lit or internally lit in conformance with the City code.

LIGHTING

The overall lighting concept is to provide general illumination for safety, security, visibility, and character.

1. Campus Street Lighting
   - As existing lighting is eventually upgraded or replaced, the new standard fixture can be substituted. As new parcels are developed, lighting along streets and drives can implemented as the project is developed.
   - Street lighting should conform to the City of Scottsdale standard, however, the post-top site lighting system of Lithonia Lighting or equivalent is recommended. High or low pressure sodium lamps shall be utilized with a measure of illumination of not less than one (1) lumen per square foot.

2. Parking Area Lighting
   - Parking areas should be lit with pole mounted fixtures at a height equal to the city standard. The color recommended for the pole and housing is dark bronze. The Lithonia lighting post-top site lighting fixtures are recommended. High or low pressure sodium lamps shall be utilized with a measure of illumination of not less than one (1) lumen per square foot.

3. Building Entries and Walkways
   - Building entries should be lit generally with diffuse lighting services which are built in the building façade. Walkways may be lit by permanently mounted fixtures recessed in the curb or walk or by bollard fixtures.

STREETSCAPE AND HARDSCAPE MATERIALS

The total character of The Redevelopment Area is significantly impacted by the integrity and quality of streetscape and hardscape materials. Consistency of the materials will be noticed.

1. Street Furniture
   - Street furniture consists primarily of benches, trash receptacles, bike racks, bollard lighting and tree grates.
   - All open space and pedestrian areas shall include occasional bench seating adjacent to the sidewalk. Extensions of the concrete sidewalk with pads may be necessary.
   - The style of bench seating should be clean and contemporary without drawing attention to itself. The bench seats recommended are Dura Art Stone precast concrete or equivalent.
   - Trash receptacles should be precast concrete in buff or beige.
   - Bicycle racks should be the Ribbon Rack® or similar.
   - Bollard lighting may be either precast concrete and integrated into the building design or a dark bronze manufactured fixture. The recommended fixture is Devine Lighting or Livonia Lighting (6”round) or equivalent.

2. Paving Materials
   - All open space and pedestrian areas shall include wheelchair accessible concrete sidewalks with a medium broom finish.
   - All major pedestrian crossings of public right-of-way shall be constructed with brick pavers or equivalent in order to emphasize the pedestrian activity. The color should be in the reddish to deep beige tones and provide an appropriate contrast.

3. Fences and Walls
   - The use of fences and walls are encouraged to screen undesirable elements, controls access or to create important architectural statements.
   - All walls should be of the same material as the primary building façade and the same color.
   - Walls should not serve as hiding places or contribute to security problems.
   - In those areas where tree grates are appropriate and desirable, the Neenah Foundry Company, R-8642-A 180 degree square 60’ X 60’or equal is recommended.

4, Streetscape Exhibits
   - Streetscape exhibits attached to this document are intended to illustrate the quality envisioned and not to represent necessarily a final City-approved selection.

PARKING AND SEVICE AREAS

Parking should be accessible, convenient and user-friendly. Parking areas should include landscaped islands to provide shade and offer a level of aesthetics to what is often unattractive space.

1. Surface Parking Areas
   - Existing and new surface parking lots require visual screening from streets by three (3) foot solid walls (or to Code) and landscaped.
   - A landscaped buffer will include large canopy-like trees and low ground cover planting with setbacks not less than those required by City Code.
   - Within the parking lot, a courtyard affect will be achieved by enclosing the perimeter with tree rows and arranging a maximum of nine (9) parking spaces in any one series.
   - In larger lots, one (1) landscaped "finger" or "island" is required for every twelve (12) parking spaces on average. All parking islands shall be a minimum of four feet (4') wide. They shall be evenly spaced. Parking islands shall include two (2) trees and fingers at least one (1) tree.
   - The landscape will provide shade as well as a softening large expanses of pavement. The character is semi-arid in nature.

2. Covered Parking Spaces
   - Where covered parking spaces may be provided for physicians and others, the design will be compatible with the adjacent architectural statements and covered walkways.
   - Covered spaces will be eight (8) feet in height.
   - Covered spaces should be at a level facia treatment and roof slopes should be minor and concealed by the facia.
   - Rooftops should be painted, non-reflective, and color coordinated because they will be viewed from upper floors in adjacent buildings.

3. Parking Structures
   - New parking structures require a hardscape and landscape buffer on street frontages. Pavement, tree rows within grates, seating and low ground covers at planters will create a softening transition between the street and perimeter wall.

4. Service Areas

   Service areas which include ramp drives, receiving docks, trash collection, general storage needs and service drives should be visually screened from viewing.
   - The above areas require visual screening from streets by three (3) foot solid walls and landscaping.
   - A five (5) foot minimum landscaped buffer will include large canopy-like trees and low ground covers.

- All trash collection areas including dumpsters will be enclosed with six (6) foot walls and lockable gates to avoid viewing when not being used.